012.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	959,800 / 959,800
					USE VALUE:	959,800 / 959,800
					ASSESSED:	959,800 / 959,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8	-10	PONDVIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIFRANCO ANTHONY F
Owner 2:	DIFRANCO ELIZABETH A
Owner 3:	
Street 1:	22 PONDVIEW ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,573 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2685 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5573.000	485,300	4,700	469,800	959,800
Total Card	0.128	485,300	4,700	469,800	959,800
Total Parcel	0.128	485,300	4,700	469,800	959,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.47 | /Parcel: 357.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 9467
GIS Ref:
GIS Ref:
Insp Date: 12/19/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 012.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	485,400	4700	5,573.	469,800	959,900	959,900	Year End Roll	12/18/2019
2019	104	FV	374,400	4700	5,573.	645,900	1,025,000	1,025,000	Year End Roll	1/3/2019
2018	104	FV	374,700	4700	5,573.	411,000	790,400	790,400	Year End Roll	12/20/2017
2017	104	FV	350,800	4700	5,573.	375,800	731,300	731,300	Year End Roll	1/3/2017
2016	104	FV	350,800	4700	5,573.	305,300	660,800	660,800	Year End	1/4/2016
2015	104	FV	311,500	4700	5,573.	305,300	621,500	621,500	Year End Roll	12/11/2014
2014	104	FV	311,500	4700	5,573.	278,300	594,500	594,500	Year End Roll	12/16/2013
2013	104	FV	324,600	4700	5,573.	264,800	594,100	594,100		12/13/2012

!1188!

PRINT

Date	Time
12/10/20	16:51:10

LAST REV

Date	Time
08/21/19	09:44:44
apro	
1188	

USER DEFINED

Prior Id # 1:	9467
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIFRANCO FRED	28384-425		3/31/1998	Family	125,000	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/2011	579	Siding	33,210					
8/26/2004	791	Redo Bat	2,500					BY OWNER NEW TILE

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2017	MEAS&NOTICE	BS	Barbara S
5/7/2009	Measured	372	PATRIOT
4/1/2005	Fieldrev-Chg	BR	B Rossignol
3/7/2005	OWNR INFO	BR	B Rossignol
11/6/1999	Inspected	263	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	264	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5573		Sq. Ft.	Site		0	80.	1.05	1									469,750						469,800	

Total AC/HA: 0.12794 | Total SF/SM: 5573 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 469,750 | Spl Credit | Total: 469,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06306052
Const Adj.:	0.98980200
Adj $ / SQ:	178.877
Other Features:	103971
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	659423
Depreciation:	174088
Depreciated Total:	485335

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

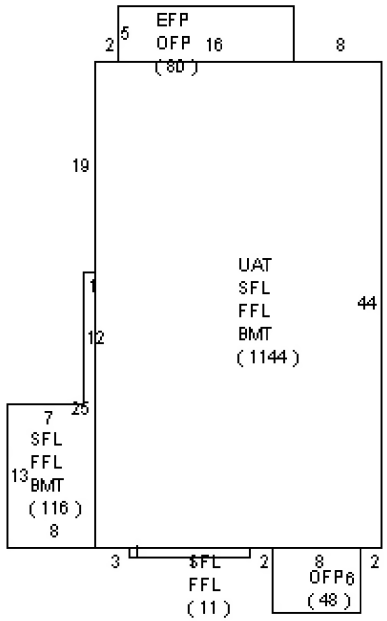
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	178.88
Special Features:	0	Val/Su Net:	112.97
Final Total:	485300	Val/Su SzAd	190.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,271	178.880	227,353
SFL	Second Floor	1,271	178.880	227,353
BMT	Basement	1,260	53.660	67,616
UAT	Upper Attic	286	85.860	24,556
OFP	Open Porch	128	29.090	3,724
EFP	Enclos Porch	80	60.630	4,851

	Net Sketched Area:	4,296		Total:	555,453
Size Ad	2542	Gross Are	5154	FinArea	2685

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1923	21.93	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700